

**PB# 89-36**

**SUE ANN GOULD  
NEVER MATERIALIZED**

**SBL 19-4-66**

Never Materialized 2-3-94

# General Receipt

10874

**TOWN OF NEW WINDSOR**

555 Union Avenue

New Windsor, N. Y. 12550

Received of

*Sue Ann Gault*

\$ *25.00*

*Sept. 12* 19 *89*

For

*Twenty Five and 00/100*

DOLLARS

*Plan. Bd. Application Fee #89-36*

DISTRIBUTION.

FUND	CODE	AMOUNT
<i>Check #25.00</i>		
<i>#2914</i>		

By

*Pauline J. Townsend*

*Town Clerk*

Title

Williamson Law Book Co., Rochester, N. Y. 14609

**Oxford®**

**ESSELTE**

MADE IN U.S.A.

NO. 753 1/3

**DANIEL S. LUCIA**  
ATTORNEY-AT-LAW  
TEMPLE HILL ROAD  
R. D. #2  
NEW WINDSOR, NEW YORK 12550

TELEPHONE  
(914) 561-7700

November 20, 1989

Mr. Carl Schiefer  
Chairman  
Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

Re: Sue Gould  
Application for Replacement of Trailer  
File No. 89-36

Dear Mr. Schiefer:

The ZBA discussed the above application at its November 13, 1989 meeting.

The facts presented on this application indicate that the separation between Sue Gould's mobile home and adjacent mobile homes in the existing mobile home park of James E. Nugent, Jr. and Kathleen J. Nugent has been 28', which separation preexists the 30' separation requirement of § 27A-17 A. of the Mobile Home Local Law of the Town of New Windsor. The above named applicant, Sue Gould, finds it necessary to replace her existing mobile home since the same has deteriorated, due to age, to the point where replacement thereof is a necessity. Mobile homes currently manufactured are wider than those which were available when Sue Gould's mobile home was constructed. The narrowest, replacement mobile home currently available will result in a separation of 24' between mobile homes. The applicant thus seeks a variance, pursuant to § 27A-11 since this mobile home park was operating prior to the effective date of said local law.

The ZBA found that the applicant was seeking a variance of the 30' separation requirement between mobile homes as required by § 27A-17 A.

The ZBA found that the variance requested was 50% or less of the required 30' minimum separation, to wit, the applicant seeks a reduction in separation of 4', from the present 28' separation to a proposed separation of 24'.

The ZBA found that the applicant has proven extreme hardship since, if the requested variance was not granted, she would be unable to replace her presently deteriorating mobile home with any currently available model. The applicant should be permitted

Mr. Carl Schiefer

Page Two

November 20, 1989

to replace her preexisting mobile home, located in a preexisting mobile home park, since § 27A-11 clearly provides that "These restrictions are not intended to reduce the number of sites in preexisting parks."

The ZBA thus approved this variance request to permit replacement of the applicant's mobile home, which will result in a 24' separation between mobile homes.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Daniel S. Lucia".

Daniel S. Lucia

DSL:rmd

cc: ZBA members

~~CONFIDENTIAL - SECURITY INFORMATION~~

Sue Anne Gould came before the Board representing this proposal.

Mr. Babcock: I did most of the dealings with a gentleman and I don't know if Mrs. Gould is really familiar with it, exactly what is going on, maybe I can briefly state what happened here. I was requested to come down and look at it. They wanted to replace the trailer. The trailer size that they had is no longer available to buy. They want to put a trailer in that is going to be 4 foot wider according to the plan.

Mr. Pagano: Nicer looking brand new?

Mrs. Gould: Mobile home. What I have now is a trailer.

Mr. VanLeeuwen: Who owns the park?

Mrs. Gould: No, I don't, Jim Nugent does.

Mr. Babcock: We told him that they have to have something and there is something in the record for that.

Mrs. Gould: He did give me something.

Mr. Soukup: Authorization to represent him?

Mrs. Gould: Yes.

Mr. Babcock: I know I have never spoken to this lady here before except--

Mr. Edsall: This is an outgrowth of the work session where we just didn't know where it fell and recommended that they take a certain action and come before the Board. Obviously, this trailer park is given a review so obviously every year any change will have to be picked up on the yearly permit. The problem is they can't replace the trailer without making the spacing to the garage decrease although this Board can approve it, we felt it wasn't under our ability to say yes, go ahead and replace it, here is a permit and do it because they decreased it, we felt that they had to come before this Board. We don't know what else to tell them. They can't get the same size trailer so there is no way to get the same size spacing. We felt when Nugent came in for the renewal, you'd say how come we don't know about the change. We thought they should come in as a single owner, see if you can grant them approval so they can put a new trailer and Nugent will have to reflect the new spacing on his plan.

Mr. Pagano: I see no problem.

Mr. Schiefer: There is a proxy statement in the file from the owner that Sue Anne Gould has been authorized to represent this.

Mr. VanLeeuwen: I suggest we go down and look at it.

Mr. Schiefer: Any other comments other than we should go down and take a look before we decide?

Mr. Soukup: I ask the attorney to take a look at the nonconforming situation. I don't know if it even is a foot we are changing a dimension on an existing park, it may be that formality requires a Zoning Board of Appeals proceeding.

Mr. Edsall: That is one of the things that I then pass back to Mike and evidently under the trailer portion decreases, they don't call them variances, they call them whatever, decreases in conformances, they call them variances of no greater than 50% may be approved by the Planning Board and the Zoning Board of Appeals so what you are saying is it is the old provision for a trailer court which was rather unique as well so it gives you the right to decrease the requirements. Then, we got concerned that they may break State code and Bobby Rogers said that he didn't mind because they met the State requirements.

Mr. Babcock: If they were going to replace this trailer with the same size mobile home, they'd just get a permit, that is typical to do. If they are going to replace it with a larger mobile home and they don't increase any of the setbacks or whatever, they can still do it. We can still give them a permit. The question here was that the law states that they have to be 30 feet from an accessory structure, they are not 30 feet at this present time.

Mr. Schiefer: From what?

Mr. Babcock: From the garage.

Mr. Rones: You are increasing the degree of nonconformity somewhat.

Mr. Babcock: Exactly. That is why we are here tonight and they don't have a building permit.

Mr. Rones: It would seem according to the ordinance that what we have to do is refer the applicant to the Zoning Board of Appeals with a recommendation and then when it comes back approve it from the site plan point of view, have that answered in there, it seems a little hard to avoid.

Mr. Schiefer: Do we both have to approve it or either or--

Mr. Rones: It says and so I think it would be quite a jump of--

Mrs. Gould: It is 10 by 50, the new one is 56 by 14.

Mr. Soukup: Who did the lettering on this particular title up here?

Mr. Edsall: Do you have a full map or part map like this? I believe the gentleman who spoke with me had worked on a plan he got which was a partial old site plan.

Mr. Soukup: I am wondering who did the work on the map with respect

to the two gentlemen's signatures that are on the map.

Mr. Edsall: I don't believe that they did the work, the plan was marked up by the gentleman who came in to see us and I spoke to him on--

Mr. Soukup: We are going to ask for dimensions to be shown for the new and the old trailer from the boundary line and you will need an L.S. or P.E. to update the map or someone with a seal not whoever took somebody else's map and fixed it.

Mr. Edsall: One of the reasons we brought it in so quickly from the work session, we didn't know what to do with it. I didn't want them to spend money until we found out what the Board felt. I worked with the gentleman in gathering information to have a minimum presentation to find out what you wanted to do. I didn't really know.

Mr. Schiefer: You want a more detailed map?

Mr. Soukup: In order to go to the Zoning Board of Appeals, they have to have an accurate dimension for existing and new to show that it is not a 50% change.

Mr. Schiefer: And the legal opinion we do have to go to the Zoning Board of Appeals.

Mr. Rones: Well, the Zoning Board of Appeals, when the plans are presented to them typically if the procedure is simpler lately has a review session and then a hearing and voting session so maybe once they get before the Zoning Board of Appeals, the Zoning Board of Appeals will tell them what requirements they need, it would seem that we need to refer it to the Zoning Board of Appeals pursuant to section 27A-11 of the New Windsor code.

Mr. Schiefer: Referral procedure a vote and turn it down?

Mr. Rones: Well, I am not sure that a turn down is necessary but we need a referral.

Mr. VanLeeuwen: I'd send a recommendation that it go to the Zoning Board of Appeals.

Mr. Rones: This type of a variance appears according to the code unless there is a misprint in my copy that the approval of both Zoning Board of Appeals and the Planning Board is necessary for these.

Mr. Schiefer: Mike, do you or Mark want to write the letter?

Mr. Pagano: Tell them that we are in favor.

Mr. Babcock: If we are going to--

Mr. Schiefer: Are we going to the Zoning Board of Appeals before we look at it? If we have to make a recommendation, I think we should



if we don't make a recommendation, I see no reason to until they act. If we are going to make a recommendation, we ought to see what we are talking about.

Mr. Rones: I understand the Zoning Board of Appeals is unhappy with and understandably so with references from the Planning Board that don't have recommendations or explanations attached to them so that they can know what our input is.

Mr. Schiefer: If that is the case, we ought to see it, any problem with that?

Mr. Pagano: No, I think we should see it and then make a recommendation to the Zoning Board of Appeals.

Mr. Schiefer: We cannot write the letter in the meantime you can get the map with some dimensions on it and get the proper signature on that map.

Mr. Edsall: What I am going to suggest since the sketch that was worked up and was brought more or less as presentation is not going to be enough since Mr. Nugent is going to have to appear before this Board with an overall plan then it would be my recommendation that the Zoning Board of Appeals after this Board refers it to the Zoning Board of Appeals and they come back that you can speak with Mr. Nugent on having him coordinate his yearly review showing the revised trailers so that this Board can look at the whole plan since he is going to have to come here.

Mr. Soukup: I don't think anybody here is objecting to the switching of the trailer. If you are refusing the number the ordinance calls for the Zoning Board of Appeals to approve.

Mr. Edsall: Mr. Nugent should be before this Board shortly anyway. Maybe it is inappropriate you look at one piece and then another piece.

Mr. Babcock: That is why it was my suggestion that they did this. If you guys felt favorably to this when the review came up, it could be changed.

Mr. Soukup: The consensus there is no objection.

Mr. Edsall: We don't know what to do with it so we--

Mr. Rones: I suppose you want to replace the trailer as fast as you can.

Mrs. Gould: Like last week so--

Mr. Schiefer: Get a better map and in the meantime we will take a look see at it and we will make a recommendation to the Zoning Board of Appeals and by that time, Mr. Nugent will know if you will be able to come in on the annual review. We will have to leave that

9-13-89

part up to him. He may be the one that delays you. If that is the case, we will do it separately but he may want to do it together.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Gould Trailer Replacement Plan  
PROJECT LOCATION: Union Avenue  
PROJECT NUMBER: 89-36  
DATE: 13 September 1989  
DESCRIPTION: The Applicants have submitted a plan which requests approval to replace an existing trailer at the trailer court located off Union Avenue, just west of Route 94.

1. It is my understanding that this Application was made since the existing trailer on this site can only be replaced with a somewhat larger unit than currently exists (the old trailer size is no longer made). Since this somewhat larger trailer results in a decrease in the spacing between the proposed trailer and the adjoining garage, it is necessary that the Planning Board approve this change. It is my understanding that it is within the jurisdiction of the Planning Board to approve this minor decrease in conformance.

2. Inasmuch as the Applicant clearly has no alternative in their replacement of the trailer, it is my opinion that the Planning Board has sufficient grounds to approve the request. I have checked with the Building Inspector, who advises me that, to his knowledge, the proposal will not result in any other non-compliances. In line with same, I see no reason why the Application could not be approved, from an engineering standpoint.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnje

gould

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 13 September 1989  
SUBJECT: Gould Mobile Home Plan

PLANNING BOARD REFERENCE NUMBER: PB-89-36  
DATED: 11 September 1989

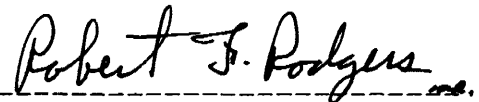
FIRE PREVENTION REFERENCE NUMBER: FPS- 89-076

A review of the above referenced site plan was conducted this date, as well as a site inspection with the Building Inspector.

Title 9 N.Y.C.R.R. requires a minimum of fifteen (15) feet between combustible structures. The separation between these two combustible structures would exceed this requirement. In addition there is no accessibility problem.

This site plan is found acceptable.

PLANS DATED: September 1989



Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

CC: M.E.  
9/13/89

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/12/89

PAGE: 1

LISTING OF PLANNING BOARD FEES  
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-36

NAME: GOULD, SUE ANN

APPLICANT: GOULD, SUE ANN

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
09/11/89	APPLICATION FEE	CHG	25.00		
09/11/89	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

SEP 11 1980

89 - 36

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project N/A
2. Name of Applicant Sue Ann Gould Phone 561-6421  
Address 100 Union Ave. New Windsor NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record SAME Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Owner Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney N/A Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting \_\_\_\_\_ Phone \_\_\_\_\_  
(Name)
7. Location: On the East side of Union Ave  
200 feet North  
(Street)  
of N.Y.S. Rt. 94  
(Street)
8. Acreage of Parcel N/A 9. Zoning District R-4
10. Tax Map Designation: Section 19 Block 4 Lot 66
11. This application is for replace old mobile home with new unit.

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
(Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

6<sup>TH</sup> day of SEPTEMBER 1989

John K. Fanning  
Notary Public

JOHN K. FANNING  
Notary Public, State of New York  
Qualified in Orange County  
Commission Expires March 30, 1991  
Reg. No. 4738213

Sue Ann Thulch  
(Owner's Signature)

Sue Ann Thulch  
(Applicant's Signature)

Homeowner  
(Title)

X

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

James E. Nugent, Jr, deposes and says that he  
resides at New Windsor, Rt 94  
(Owner's Address)  
in the County of Orange  
and State of New York  
and that he is the owner in fee of Mobile Home Park at  
100 Union Ave. New Windsor, NY  
which is the premises described in the foregoing application and  
that he has authorized Sue Ann Gould  
to make the foregoing application as described therein.

Date: 9/5/89

James E. Nugent Jr  
(Owner's Signature)  
Andrew P. [illegible]  
(Witness' Signature)



PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

# SHORT ENVIRONMENTAL ASSESSMENT FORM For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>Sue Ann Gould</i>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <i>Town of New Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or <u>provide map</u> )  <i>Union Ave, 200 Ft. North of Rt. 94</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>New Mobile Home to replace 1964 model.</i>	
7. AMOUNT OF LAND AFFECTED: <i>4 Feet x 6 Feet = 24 Square Feet</i> Initially _____ acres    Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: <i>Mobile Home Park</i>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If yes, list agency name and permit/approval <i>Town Approval for Mobile Home Park.</i>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE  Applicant/sponsor name: <i>Sue Ann Gould</i> Date: <i>9/5/89</i> Signature: <i>Sue Ann Gould</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:   C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:   C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:   C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:   C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:   C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:   C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:     	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
<hr/>	
Name of Lead Agency	
<hr/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr/>	<hr/>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
<hr/>	
Date	







House & Land  
of  
EVALD CLYTRON  
(N/F)

Lands of  
Florence Favino  
(N/F)

Lands of  
Robert Pisacena  
(N/F)

Land Use - Restaurant

N

SEPT. 1989  
GOULD APPLIC.

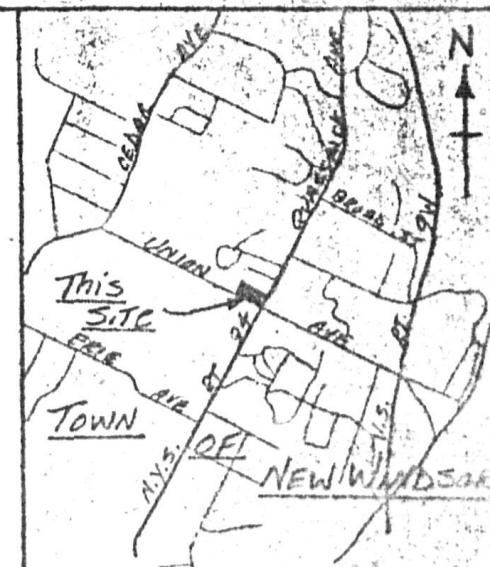
EXISTING UNIT:

50' x 10'

PROPOSED UNIT:

56' x 14' \*

\* SMALLEST UNIT  
AVAILABLE



LOCATION PLAN  
1" = 2000' (approx)

### SURVEY NOTES

This map has been made based on the deed descriptions (L. 1368, P. 311; L. 1456, P. 311; L. 1668, P. 44) as filed in the Orange County Clerk's Office. A field survey verified the location of these lots and the improvements shown thereon. No visible encroachments exist with the exception of new asphalt paving in front of the Tavern as shown. New deed descriptions based on this map, are to be filed in the Orange County Clerk's Office upon conveyance of this property.

### CERTIFIED CORRECT & ACCURATE TO:

1. James E. & Kathleen J. Nugent
2. Peter & Rachel Delmatino

### SURVEY MAP

of Lands to be Conveyed to  
**JAMES E. & KATHLEEN J. NUGENT**  
Union Ave. & Rt. 94 - Town of New Windsor  
Orange County New York

Prepared by:

**CHARLES P. WALCZAK, P.E.**  
Five Oaks Drive  
Newburgh, New York 12550



PLAN  
1" = 40'

CL A = 0.6887 Acres